

MINUTES ~ August 12, 2008

Ponaganset Middle School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:34 PM in the Ponaganset Middle School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Warren Ducharme of Foster, Mr. George Jacques of Glocester, Mr. Dennis Chretien of Foster and Mr. Raymond Fogarty of Glocester. Mrs. Julie Capobianco of Foster and Mr. Bill Abt of Foster were absent due to business meetings. Mr. Laramie reported that the School Committee has not yet appointed a Glocester representative for the Building Committee to replace Mrs. Kelly Hunter.

3. Appointment of Building Committee Purchasing Agent/Treasurer

Mr. Laramie introduced Ms. Sarah Hann as the Foster Glocester Regional School District Treasurer and Business Manager and reported that for the month that Ms. Hann has been working for the district they have been meeting every Tuesday morning and it has been a pleasure to work with Ms. Hann and he looks forward to continuing on that basis. Mr. Fogarty moved and Mr. Chretien seconded to appoint Ms. Hann as the building committee purchasing agent and treasurer. So voted, 5-0.

4. Financial Report

Mr. Brendan Larkin provided the committee with the Treasurer's Report dated August 12, 2008 and summarized the current activity and balances in the bank accounts. The Treasurer's Report summary is attached as reference 1.

Mr. Laramie noted that the P&L statements included in this month's packet are new. Mr. Laramie explained that he, Mr. Larkin and Ms. Hann have been working on the P&L report which consists of a summary report categorizing expenses in each account between the middle school fund, high school fund, ESCO fund, Federal Energy Grant and unclassified as well as a more detailed report which shows the activity in each account. Mr. Laramie noted that a correction needs to be made to the report as there is \$1,501.60 of reimbursable expenses shown in account 1230-Reimbursable expenses for the PMS Design fees which should be in account 2230-Reimbursable expenses for the PHS Design fees. Mr. Larkin agreed with this change. Mr. Chretien moved and Mr. Fogarty seconded to accept the Treasurer's report as presented except with the amendment as noted. So voted, 5-0.

Mr. Fogarty noted that Mr. Larkin has done a great job over the past months and thanked him for his efforts.

5. Middle School Report

Progress Report on Biomass Building/Water supply project

Mr. Laramie noted that the boiler is in but not hooked up yet. Mr. Alix reported that the biomass building is 99% complete with just minor work to be done. Some of the equipment is here and some will be delivered later this week. The site is to be cleaned up this week and next week. Mr. Grzyb reported that the boiler will be fired up at the end of the first week of September and noted that some wood chips will be needed for that.

Ms. Hann updated the committee on the wood chip bidding process reporting that bids were opened on August 1st in the business office by herself, Mr. Fogarty and Mr. Joe McGovern. They have a pre approval letter for the primary supplier, Hull, pending school committee approval. Ms. Hann reported that Hull was the low bidder with a contract price of \$48/ton. The district is now deciding on whether to have a secondary supplier as well. Dr. Barnes noted that a small order of chips for the testing can be placed prior to school committee approval.

Mr. Fogarty reported that they are saving \$.80 on the dollar by burning wood chips rather than using oil and stated that the estimated cost is up a little bit but the estimated savings is up also. Mr. Steve Manwell noted that the Hull contract is the equivalent of \$.74 per gallon of oil. When asked, Dr. Barnes noted that the oil contract has expired, they need to go out to bid for it. Mr. Fogarty and Mr. Laramie thanked Mr. Bruce Payton and Mr. Rick Sparks and everyone else involved in the biomass issue for all their work on getting this to be a reality.

Mr. Grzyb informed the committee that the water storage tank is scheduled for delivery August 18th and they will have the concrete pad poured by Friday. Once summer school is out on August 15th they will drain the pipes and reconnect the tanks then the electrical work will need to be done. Mr. Grzyb reported that August 28th is the milestone date to have everything ready to do the water testing allowing five days before the start of school to get the results and have everything up and running.

Mr. Laramie questioned whether the administration is clear on the water shut off yet. Mr. Grzyb said he has talked with Mr. Joe McGovern about the issue and informed him that after August 15th there will be no water in the building and no fire suppression. The fire chief has stated that since the building will be vacated there will be no need for a fire watch. Ms. Marcotte reported that there will be approximately fifteen people in the building including custodial staff. Mr. Laramie suggested that Mr. Alix meet with the administration to make sure a plan is in place.

Mr. Grzyb summarized stated that they are on schedule with the water supply issue.

Punch List Items to Complete

Mr. Grzyb reported that there is still some exterior masonry that needs to be completed. Mr. Grzyb has been working to get the masons back on site and has withheld a lot of money in retainage. Mr. Grzyb reported on the interior work stating that there are a few door frames that may need to be replaced and the stage curtains are due to arrive August 27th and should be up in time for school.

Mr. Grzyb reported that they have received the landscape planting plans for the bioclear and orchard areas and they are in the process of getting pricing. They are trying to get the plantings in for the planting season.

On behalf of Mr. Mark Humphrys, Mr. Grzyb reported that the gym window film work is in progress and noted that the building committee is going to contract directly with the manufacturer on this work.

Landscaping and Site Work

Mr. Grzyb reported that they have not accepted the landscaping yet as there are some lawn areas that need to be redone because of bare spots. Ms. Marcotte questioned when they would be able to use the fields to which Mr. Grzyb replied that they will not be ready for use this fall as some areas will be reseeded and the lawn needs to be established and accepted by the committee.

Other

When questioned about the speakers Mr. Grzyb noted that Griffin will be back before school begins to finish up that work.

Mrs. Lorraine O'Connors noted that at a recent town council meeting it was stated that the middle school punch list was still quite extensive. Mr. Grzyb reported that they are down to about half a page now. Mr. Laramie noted that his response to such a statement would be that a comprehensive punch list is in the district's best interest and there has not been any resistance from the construction manager on completing the list. The job is being looked at very carefully and they continue to withhold retainage until the work is done to the satisfaction of the architects, the committee and to the specifications of what has been bought. The construction manager continues to address these issues one by one.

Mr. Laramie reported that the RI Chapter of the Construction Specifications Institute has identified Ponaganset Middle School as a destination for their fall tour of noteworthy buildings in RI. Mr. Joe DaSilva from the RI Dept. of Education has recommended that as the new regulations for energy efficient buildings come on line that people in RI come to look at the middle school which is the first in the state to meet those standards voluntarily. Mr. Laramie reported that Mr. DaSilva stated that because of the committee structure and attention to fiscal management this project is a model for the rest of the state. Mr. Laramie noted that this statement was interesting in light of the fact that the Town Council is looking for audits of both the district and the building committee. Mr. Laramie reported that the middle school is one of the most cost efficient buildings in the state and distributed a summary of Recent New Construction Projects from the RI Board of Regents. The sheet is attached as reference 2. Mr. Laramie noted that it is nice to receive recognition outside the community for the efforts on this project and he recognized that the committee, sub committees, construction manager, architects and consultants share in the success and he is grateful for the hard work.

In response to Mr. Fogarty's question, Mr. Laramie stated that the final reimbursement rate from the state on the middle school building is 56%.

Mr. Fogarty noted that the Department of Energy has chosen the middle school project as the national number one way to finance an ESCO project.

Buildings and Grounds Purchases

Mr. McGovern reported that most of the purchases are in with the exception of the tractor and all the bills will be in within the next two weeks.

6. High School Project Update

Status of Work

Mr. Alix reported on the North building stating that the finishes are going in, the ceramic tile, VCT, doors and hardware are being worked on. The VCT is almost done in the connector, all the classroom ceiling tiles are complete and they are now working on the

hallway tiles and the gym floor is down. Mr. Fogarty questioned the humidity issue in laying down the gym floor. Mr. Alix reported that they took measures to mitigate the problem during the laying of the floor and had dehumidifiers going during the process as well. Mr. Alix stated that due diligence was done during the install and all the floor manufacturer's requirements were met.

Mr. Alix continued with the North building report stating that the screens are going in, the sills are almost complete, case work is to arrive tomorrow, gym lockers are being installed and the electricians are working on the fire alarm system. The pre test for the fire alarm system has been scheduled for August 18th with August 25th being the final fire alarm test date. The cleaners are coming in on the 18th and furniture will come in after that.

Mr. Fogarty questioned the painting in the North building asking if there will be some classrooms not being painted. Mr. Alix reported that there is a change order for approximately \$50K worth of painting in the North building to allow for work to be done in most every room with the exception of four classrooms that will not be painted.

Mr. Alix reported on the connector work stating that the connection is made to the South building, they are finishing up on the roofing and the ramp foundations are being poured. Mr. Alix reported that the administrative area is painted, the sheetrock is up, the ceiling grid is up, the frames are in and painted, the new main stairway is in and the front classrooms upstairs are being painted. Mr. Alix stated that the demo work is winding down and the reconstruction is well underway for occupancy for the beginning of school.

Mr. Alix informed the committee that the South building fire alarm is being reworked and will be on line for occupancy.

Regarding the site work, Mr. Alix reported that they are holding off on the final pavement until after National Grid comes to shut off the power and until the landscaping work is complete. The landscaping is starting this week and the site work is continuing with certain areas needing to be replanted.

Mr. Alix reported that he is working with the fire department and the building official on temporary partitions and egress and he has gone through the preliminary plan with them. Mr. Alix continues to meet regularly with the building department and has been scheduling inspections.

Mr. Grzyb reported that the North building will be ready for occupancy for the beginning of school with the possible exception of the gym which may be delayed a week or two. Mr. Alix reported that they will get all the equipment up in the gym then the final finish on the floor will need to be done. Mr. Alix stated that the auxiliary gym will be available if needed or classes could be held outdoors if the weather permits. Mr. Alix informed the committee that the gym skylights won't be done before the start of school as there was a problem with the manufacturer.

Mr. Fogarty noted his concern over parking for the beginning of the year. Mr. Alix said that he has had conversations regarding this and the intent is to consolidate the construction equipment in a fenced off area and allow the faculty and students as much parking space as possible. Mr. Alix stated that the North parking lot will be available as well as the area along the pond. Mr. Alix has been meeting weekly with Mr. Kafalas to fine tune where parking will be available.

Mr. Laramie questioned whether the construction trailers will be staying outside of the fence. Mr. Grzyb reported that they would be as it makes sense logistically. Mr. Laramie noted his concern that safety and security be a priority and instructed Mr. Grzyb to review all the safety and security procedures with the subs.

Dr. Barnes questioned whether the outside area will be completed for the 27 buses to cue up in front of the North building and around the loop around. Mr. Alix said that should not be a problem. Dr. Barnes asked if all the buses at the middle school would be able to cue up. Mr. Alix stated that they will need to look into that more. Mr. Laramie asked that they come up with a plan for the buses and talk to the administration. In addition he suggested that they be in contact with the police department asking for help in directing traffic at the high school for the first few days.

Mr. Alix reported that the signage is already up in the North building and will be done in the South building before the start of school.

When asked about the science casework, Mr. Grzyb reported that it is tentatively scheduled for delivery in early September though he does not have a hard delivery date yet. Once the casework is delivered it will take 3-4 weeks to finish with the switchover to take place in early October.

Mr. Fogarty questioned the electricity to the scoreboard at the football field. Mr. Alix said they need to check on that and they will fix the line for the snack shack and the scoreboard for the start of school.

Mr. Fogarty noted that the water in the biomass pit which was discussed in a previous meeting is now dry. Mr. Grzyb stated that they took water proofing measures before the slab was poured.

Changes to Work to Date/Anticipated Changes

Mr. Laramie reminded the committee that in accordance with the standard operating procedures established by the building committee, the chair can act as the building committee representative in approving expenditures less than \$50K. Mr. Laramie noted that he and Mr. Abt have approved the following:

Change notifications

- added egress corridor required to maintain fire rating, \$7,832
- changes to science room under slab in North building, \$40,931
- re-lining the domestic hot water tank in the North building, \$14,846
- new cabinet heaters and coolers in the IDF room in the North building, \$33,362
- 3 separate project acceleration costs for March, April and May, totaling \$77,004
- project acceleration costs for June, \$40,129

Contingency draw requests

- #1, roof flashing/coping on mock-up wall, \$610
- #2, overtime for Sunday work, \$2,138
- #3, acoustical ceiling tile work in the AG building, \$6,215

Mr. Laramie noted that all committee members received a copy of the change orders to be approved including those for less than \$50K and asked committee members if they had any questions or comments, there were none. Mr. Fogarty moved and Mr. Jacques seconded to approve change orders 2A, 3A, 4A and 5 as presented in the package. So voted, 5-0.

Additional Work

Mr. Alix reported that there is a large list of anticipated change orders now that they are into the South building. He noted that he does not yet have an estimate on some of the larger ones but it will be a significant amount. Mr. Alix informed the committee that one of the larger items is that the wire is not up to code in the second floor corridor. Mr. Alix reported that although they do not have a price for this yet, he has instructed the contractor

to proceed with the work as it is necessary. Mr. Grzyb reported that they should have an estimate by the end of the week. The committee discussed this issue and agreed that the electrical work needs to be done to bring the building up to code. Mr. Chretien moved and Mr. Fogarty seconded to authorize proceeding with replacement of wiring necessary for safety reasons to bring those areas up to code. So voted, 5-0.

Mr. Alex Ziembra reported that the Maguire engineer has been on site and agrees with the electrician's required changes.

Mr. Alix reported that they have pricing for the changes made during the planning board review which include changing the parking areas and site lighting. The site lighting has been going in on a time and materials basis and the back parking lot work is going on now. The site work changes are estimated between \$400-\$500K. Mr. Fogarty noted that these changes were required by the safety and zoning board and must be done.

Mr. Alix reported that another change relates to the locker room floor which needs to be replaced and tiles along the corridor walls. Throughout the North building the cost for ceramic tile and the flooring is an additional \$110K.

Mr. Alix informed the committee that the budget for the phone system was \$250K with the cost being approximately \$400K for an increase of \$150K for the phone system.

Mr. Alix informed the committee that the kitchen equipment is another change with an additional cost of \$130K over the original budget.

Mr. Alix explained that the mechanical systems for the Data IT closets for the South building and the electrical component of the IT design will cost an additional \$140K.

Mr. Laramie noted that the drawings and specs for the project were fine, the changes are just part of the nature of a renovation project. Mr. Alix reported that there will not be much more heavy construction to be done after September, the big areas left are the kitchen, elevator and library. By the next meeting they should have a pretty good handle on the additional costs.

Mr. Alix informed the committee that the big items discussed tonight need to be done, they cannot work around them. When the smaller items are identified they can look at those more closely and determine what needs to be done what doesn't.

Mr. Laramie asked the committee how they should proceed in terms of accounting for these changes questioning whether they should increase the budget on the particular line items or draw down directly from the contingency. The committee discussed how to move forward on the big expenditures and agreed to keep the budget as is and draw down on the contingency. Mr. Fogarty moved and Mr. Chretien seconded to authorize the additional work resulting from the renovations to continue with payment to come out of the contingency for the additional site work required by the planning board/safety commission, the finishes in the North building, electrical code work, cost of the phone system for the high school, the South building electrical and data work, the mechanical for the south building data closet and the kitchen equipment for an amount not to exceed the contingency. So voted, 5-0.

Energy Lab/Grant Status

Mr. Fogarty reported that official notice of the award of \$984,000 for the energy lab has been received though there is still some paperwork to be done with the Department of Energy. A press conference will be set up for mid September to have the congressional delegation on site to announce the award.

Mr. Fogarty reported that the new Ponaganset signs which are class gifts will be up tomorrow.

Mr. Fogarty informed the committee that they are having a fundraising drive for the resurfacing of the track, \$40K has already been donated by the Dandeneau family and they will be looking to raise an additional \$50K. They will also be working on getting donations for lights for the track.

7. Approval of Minutes

Mr. Ducharme moved and Mr. Chretien seconded to approve the minutes from the July 8, 2008 meeting. So voted, 5-0.

8. Executive Session

Mr. Fogarty moved and Mr. Chretien seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation. So voted, 5-0. Mr. Laramie asked Dr. Barnes to stay for the executive session.

9. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 8:54PM.

Mr. Laramie reported that during executive session the committee had general discussions regarding litigation and no votes were taken during executive session other than the vote to reconvene to open session.

10. Adjournment

Mr. Fogarty moved and Mr. Chretien seconded that the meeting be adjourned at 8:56PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, September 9, 2008

Reference 1

Foster-Glocester Regional Building Committee Treasurer's Report - August 12, 2008

Bank of America Checking Account (Acct # 9479197036):

- > The accompanying check register presents the account activity through July 29,2008.
Note - the account was reconciled without exception up through bank statement ending date June 30, 2008.
- > As of July 29,2008 the ending account balance amounted to: \$ 482,24338
- > This report does not reflect activity pending approval

occurring after July 29,2008. Bank of America Savings Account (Acct # 9479197052):

- > The accompanying check register reflects savings account activity through July 29,2008.
- > This investment/savings account was reconciled without exception through June 30, 2008.
- > As of July 30,2008 the ending account balance amounted to: S 1,769,109.56
- > This report does not reflect activity pending approval occurring

after July 29, 2008. Bank of New York - Middle School Bonds (Acct # 435360):

- > The Bank of New York Middle School bond account has been reconciled to bank statements through June 30,2008.
- > As of July 29,2008 the ending account balance amounted to: \$ 4,266,694.49

Bank of New York - ESCO Fund (Acct # 460079):

- > The Bank of New York ESCO account has been reconciled to bank statements through June 30,2008
- > As of July 29,2008 the ending account balance amounted to: \$
- 7,930,287.81

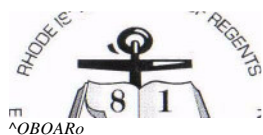
Bank of New York - High School Bond Fund (Acct # 430746):

> The Bank of New York High School bond fund account has been reconciled to bank statements through June 30,2008.

> As of July 29,2008 the ending account balance amounted to: \$ 3,717,203.44

Total Funds in all accounts: \$ 18,165,538.68

Reference 2



8/12/08

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Necessity of Construction Summary of Recent New Construction Projects

Prepared August ^5, 2006 revised 7/2008

<i>District</i>	<i>Description</i>	<i>Soft Costs</i>	<i>Capacity</i>	<i>Cost/Student</i>	<i>Completion</i>	<i>Total</i>	<i>Cost/</i>	
		<i>Original Subm. %</i>	<i># of students</i>		<i>Date</i>	<i>Cost</i>	<i>Sq. Ft.</i>	<i>Sq. Ft.</i>
<i>Foster-Glocester</i>	<i>New Middle School</i>	14	1114	\$23,209	2007	\$25,855,354	131,975	\$196
<i>Lincoln</i>	<i>New Middle School</i>	15	1000	\$35,000	2006	\$35,000,000	135,000	\$259
<i>North Smithfield</i>	<i>New Middle School</i>	28	550	\$54,545	2008	\$30,000,000	105,000	\$286
<i>Smithfield</i>	<i>New Middle School</i>	20	900	\$47,821	2009	\$43,038,551	146,479	\$294
<i>Westerly</i>	<i>New Middle School</i>	26	900	\$30,000	2005	\$27,000,000	151,639	\$178
<i>Woonsocket</i>	<i>New Middle School</i>	16	880	\$44,626	2009	\$39,271,000	142,007	\$277
<i>Average</i>		20	891	\$39,200	2007	\$33,360,818	135,350	\$248

<i>District</i>	<i>Description</i>	<i>Soft Costs</i>	<i>Capacity</i>	<i>Cost/Student</i>	<i>Completion</i>	<i>Total</i>	<i>Cost/</i>	
		<i>Original Subm. %</i>	<i># of students</i>		<i>Date</i>	<i>Cost</i>	<i>Sq. Ft.</i>	<i>Sq. Ft.</i>
Foster-Glocester	New Middle School	14	900	\$28,728	2007	\$25,855,354	131,975	\$196
Foster-Glocester compared to State Averages		-6	9	(10,472.11)	(7,505,463.50)	(3,375.00)	(52.31)	